020.A	0004	0309.0	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 428,600 / 428,600
					USE VALUE: 428,600 / 428,600
					ASSESSED: 428,600 / 428,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 309

Owner 1:	ALEXIOU ALICE SPARBERG
Owner 2:	ALEXIOU NICHOLAS D
Owner 3:	
Street 1:	140 WEST END AVE APT 20C
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry: Own Occ: N
Postal:	10023 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON MICHAEL R & MARY B -
Owner 2:	HARRINGTON EILEEN M -
Street 1:	28 CORNELL ST
Twn/City:	ROSLINDALE
St/Prov:	MA Cntry:
Postal:	02131

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	428,600			428,600
Total Card	0.000	428,600			428,600
Total Parcel	0.000	428,600			428,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.85 | /Parcel: 462.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0004-0309.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	384,100	0	.		384,100	384,100	Year End Roll	12/18/2019
2019	102	FV	360,500	0	.		360,500	360,500	Year End Roll	1/3/2019
2018	102	FV	322,000	0	.		322,000	322,000	Year End Roll	12/20/2017
2017	102	FV	299,100	0	.		299,100	299,100	Year End Roll	1/3/2017
2016	102	FV	299,100	0	.		299,100	299,100	Year End	1/4/2016
2015	102	FV	280,400	0	.		280,400	280,400	Year End Roll	12/11/2014
2014	102	FV	269,300	0	.		269,300	269,300	Year End Roll	12/16/2013
2013	102	FV	269,300	0	.		269,300	269,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON MICH	72804-560	2	6/21/2019		505,000	No	No		
HARRINGTON MARY	51016-199		4/11/2008	Family	1	No	No		Mary C Harrington dod 2/10/2018 - remainder M
MANN PHYLLIS B/	48695-521		12/19/2006		334,000	No	No		
MANN PHYLLIS B	42711-447		5/5/2004	Family	1	No	No		
	19803-265		5/1/1989		159,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1882	Inter Fi	47,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2019	SQ Returned	JO	Jenny O
7/26/2019	Mail Update	MM	Mary M
3/5/2018	Mail Update	MM	Mary M
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/10/20	17:21:16

LAST REV

Date	Time
04/30/20	10:24:58

apro

PAT ACCT. 1794

User Acct	145809
GIS Ref	
GIS Ref	
Insp Date	12/14/17

!1794!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	145809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.441900015
Name:	34 - 6049

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.14794815
Const Adj.:	1.22245204
Adj $ / SQ:	449.060
Other Features:	32824
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538384
Depreciation:	109830
Depreciated Total:	428554

COMMENTS

643-5961,Building Number 34.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	538.87
Special Features:	0	Val/Su Net:	462.85
Final Total:	428600	Val/Su SzAd	462.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	926	449.060	415,829

Net Sketched Area:	926			Total:	415,829
Size Ad	926	Gross Are	926	FinArea	926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0004-0309.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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